

§ 155.036 SCREENING AND LANDSCAPING.

(A) Screening of parking and loading facilities adjoining or opposite an R District. In any district, any proposed open parking facility for more than five cars or a loading area on a site adjoining or directly opposite across a street or alley from an R District shall be screened, except for necessary drives and walks, and provided that where an alley is used for maneuvering, no screening shall be required. Screening shall be six feet in height, except that screening to protect properties across a street or alley may be not less than four feet in height.

(B) Screening of uses adjoining RS Districts. In any district where the site of a proposed use other than a one-family dwelling or a duplex adjoins an RS District, screening six feet in height shall be located adjoining the property line. Where the site of a proposed use other than a dwelling adjoins an RS District, an area 10 feet in depth adjoining the property line shall be landscaped with plant materials, including a buffer of trees.

(C) Screening of uses adjoining RM Districts. In any district where the site of a use other than a dwelling adjoins an RM District, screening six feet in height shall be located adjoining the property line, and an area 10 feet in depth adjoining the property line shall be landscaped with plant materials, including a buffer of trees.

(D) Screening of open uses. In a C or M District adjoining an HM District or directly opposite across a street or alley from an R or HM District and in a CS or M District adjoining or directly opposite across a street or alley from an OR, CN, CP, CC, or CW District, screening of a height specified by the Director of Community Development shall screen a proposed use not conducted within a completely enclosed structure, other than a parking facility, a service station, or a drive-in, unless the Director of Community Development determines that topographic or other conditions make screening unnecessary or ineffective for the protection of the opposite district, or unless the Planning Commission finds that the characteristics of the proposed use make screening unnecessary or ineffective for protection of the opposite district from adverse impact.

(E) Landscaping of parking facilities. In an OR, HM, ML, RM, and all C Districts, not less than 4% of the interior of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Landscaped areas shall be distributed throughout the proposed parking area. Incentives described in § 155.036(L) of this title are provided to encourage interior landscaping beyond the required 4%. These requirements shall apply to all proposed parking facilities with 5 or more spaces, and to existing parking lots when land use changes occur due to zoning reclassification or other discretionary land use permit. These requirements shall not apply to ministerial projects associated with existing parking lots. In addition, a perimeter landscaped area not less than four feet in depth shall be located at the property lines adjoining the street frontages of the site except for necessary drives and walks. At least one 15 gallon tree shall be planted for every 5 required off-street parking spaces. Trees may be planted within the perimeter and/or interior landscaping areas.

(F) Landscaping of trailer parks. Where a proposed trailer park adjoins a street, an area 20 feet in depth, except for necessary drives and walks, shall be landscaped with materials suitable for ensuring privacy and ornamenting the site.

(G) Landscaping in OR Districts. In an OR District, a portion of the site visible from a street and comprising not less than 3% of the site area or gross floor area, whichever is greater, shall be landscaped with plant materials suitable for ornamenting the site. The landscaped area provided for an expansion of a use in an OR District shall be in addition to landscaped area existing prior to the expansion unless the pre-existing area exceeds the required minimum, in which instance it shall be counted in calculating the total area required. Landscaping required by division (E) of this section shall be counted in calculating the total area required.

(H) Screening and landscaping materials and maintenance. Screening shall consist of a solid wall or fence, vine-covered fence, or compact evergreen hedge. Hedge materials used as screening shall be not less than three feet in height when planted, and shall not be permitted to exceed the maximum specified height by more than 1½ feet. Where buffers of trees are required, they shall have a mature height of not more than 40 feet and shall be planted not more than 20 feet apart. All screening and landscaping shall be permanently maintained in neat and orderly condition by the owner. Plant materials shall be watered, weeded, pruned, and replaced as necessary to screen or ornament the site.

(I) Landscaping and vegetative ground coverage. Vegetative matter shall cover 75% of the landscaped area required by this title. Limited use of materials such as crushed rock, pebbles and stone is acceptable; however, the use of such materials shall not exceed 25% of the total amount of the landscaped area.

(J) Trees near overhead power lines. All trees reaching a height of greater than 20 feet at maturity shall not be planted within 10 feet (measured horizontally) of overhead power lines.

(K) ISA Standards for professional landscapers. All professional landscapers shall comply with the ISA (International Society of Arboriculture) pruning and trimming standards. Where pruning to ISA standards is impractical, the work shall be performed to minimize tree damage and visualize impact, or the tree shall be removed. Copies of the ISA standards shall be readily available at the Community Development Department.

(L) Incentive and density bonuses. For projects in Commercial and Residential Multiple Family Districts which provide at least 5% interior landscaping in parking facilities, and install greater than the minimum plant and tree quantities, and provide protection for existing trees on lots during construction activities (as applicable), the following incentives shall apply:

(1) Commercial districts. For Commercial parking lots with at least 30 required parking spaces, the required parking may be reduced by 1 space. One additional parking space may be reduced for each subsequent 10 required spaces.

(2) Residential Multiple Family (RM) Districts. To compensate Residential Multiple Family property owners for providing additional landscaping, a maximum density bonus of 10% will be allowed for parking lots which provide at least 5% interior landscaping and install greater than the minimum plant and/or tree quantities.

(3) For any Commercial or Residential Multiple Family project which requires a parking variance to meet the incentives, the applicable variance fee shall be waived.

(M) Proposed landscape site plan requirements. When landscaping is required pursuant to this title, Landscape Site Plans shall be submitted to the Design Review Committee for approval. Landscape Site Plans shall be prepared by applicants, and shall not require the services of a licensed landscape architect. Each required Landscape Site Plan shall contain the following:

- (1) All existing structures and trees.
- (2) All proposed trees and plants, drawn to scale, showing estimated size at maturity. All proposed tree removals should also be indicated.
- (3) The total square footage of all landscaped areas (existing and proposed).
- (4) A legend showing common names of all proposed trees and plants, and their gallon sizes as planted.
- (5) Location of all utilities corridors and easements below and above ground.

(N) Site obstruction regulations. All fencing, landscaping, shrubs and trees shall meet height and distance visibility requirements of the City of Eureka Site Obstruction Regulations. These standards provide sight visibility guidelines for street corners, driveway openings and alley intersections, and address the safety of pedestrians, bicyclists and vehicles.

(O) General requirements. The following general requirements should be considered when incorporating landscaping into development projects:

(1) All landscaping required pursuant to this title should consider the aesthetic qualities of existing terrain and landscaping to assure compatibility with existing trees and significant plant material, and to conserve top soil.

(2) All proposed planting material should be selected for suitability to the climate of Eureka.

(3) All vegetative matter should be planted and maintained in accordance with the Eureka Street Tree Management Plan and Design Guidelines Manual (available at the Community Development Department).

('63 Code, § 10-5.213) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 589-C.S., passed 2-21-95; Am. Ord. 627-C.S., passed 9-1-98) Penalty, see § 150.999